

An exceptional new office refurbishment
due to complete in Q4 2019

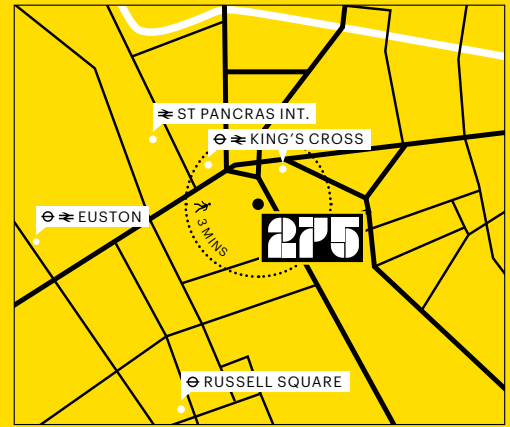
275
CRAYS IN
ROAD
WCT



KINER'S CROSS



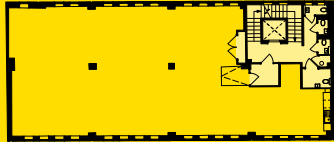
CGI OF A TYPICAL FLOOR



ACCOMMODATION (NIA)

4th floor	197.7m ²	2,128 ft ²
3rd floor	214.3m ²	2,307 ft ²
2nd floor	214m ²	2,303 ft ²
1st floor	213.3m ²	2,296 ft ²
Ground floor reception	27.3m ²	294 ft ²
Lower ground floor	186.9m ²	2,012 ft ²
TOTAL	1,053.5m²	11,340 ft²

TYPICAL FLOOR PLAN



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LOCATION

275 Gray's Inn Road is located just 3 minutes' walk from King's Cross which offers outstanding transport links (Eurostar, Mainline and Underground connections) and is a highly sought after world class lifestyle destination.

SPECIFICATION

Contemporary finishes • Exposed air conditioning • Solar panels • Feature coffered ceiling • Suspended LED lighting
Metal tile raised floor • Passenger lift • Secure bicycle storage • Shower / locker facilities • 24/7 access
Redesigned manned entrance • Efficient floor plates • Fitted kitchenette on each floor • WC's on each floor
DDA compliant • EPC B (44) • Fully fitted option available

CONTACT DETAILS

For further information or to arrange an inspection, please contact joint sole agents:



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Refurbishment by

**BY
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